

Appendix B

ALLOWABLE COSTS

Direct Costs

Direct costs incurred under the Southern Nevada Public Land Management Act of 1998 will be reimbursable from the Special Account if detailed and approved as part of the final decision. Agency overhead costs are not eligible for reimbursement.

1. Direct Costs Associated with Land Acquisitions

- Land acquisition cost (amount paid for the land)
- Appraisal costs (excluding Appraisal Task Order)
- Land survey costs
- Environmental site assessment and NEPA costs
- Title and escrow fees
- Recording fees
- The pro-rata share of any pre-paid real property taxes or assessments
- Other miscellaneous closing costs
- Penalty costs and other charges for prepayment of any pre-existing recorded mortgage, deed of trust, or other security instrument that encumbers the real property
- Relocation payments to eligible tenants

2. Direct Costs Associated with Capital Improvements

- Planning and environmental assessment costs (conceptual drawings, specialist surveys/reports, including archaeology, wildlife, biology, engineering, environmental documentation, etc.)
- Pre-construction engineering costs (surveys, engineering technical reports, architectural and design services, contract preparation, permitting, etc.)
- Construction engineering costs (contract administration services, procurement costs, sampling/testing, etc.)
- Construction costs (including site restoration and construction monitoring)

Planning, environmental assessment, pre-construction engineering, and construction engineering must not exceed 20% of the total project cost. Direct labor (Federal payroll) is reimbursable for certain project related costs. Agencies are encouraged to contract with the private sector for services associated with the design and construction of projects, however, where it is cost effective, reimbursement of certain direct labor and other costs may be authorized, including construction work performed by agency in-house construction crews. These costs may include salary, materials, supplies and equipment expenses directly related to the project.

3. Direct Costs Associated with Parks, Trails and Natural Areas (Land Acquisition)

- Same as “Land Acquisitions” above.

4. Direct Costs Associated with Parks, Trails, and Natural Areas Projects

- Same as “Capital Improvements” above.

5. Direct Costs Associated with the Development of MSHCP

- Planning and environmental assessment costs (specialist surveys/reports including cultural resources, archaeology, wildlife, biology, environmental documentation, etc.)
- Direct labor (payroll) for personnel to perform the work if not contracted
- Equipment
- Travel
- Costs associated with contracts, grants and agreements
- Project administration

6. Direct Costs Associated with Conservation Initiatives

- Planning and environmental assessment costs (specialist surveys/reports including cultural resources, archaeology, wildlife, biology, environmental documentation, etc.)
- Direct labor (payroll) for personnel to perform the work if not contracted
- Equipment
- Travel
- Costs associated with contracts, grants and agreements
- Project administration

Appendix B-1

LAND ACQUISITION PROPOSAL ESTIMATED DIRECT COSTS

Parcel Name: _____ Agency: _____ Date: _____
Prepared by: _____ Phone: _____

Bureaus agree to furnish the necessary equipment, materials, facilities, services, personnel, and other costs except as specified below:

1. Land (purchase price not to exceed fair market value)	\$ _____	_____ %
2. Appraisal Costs	\$ _____	_____ %
3. Land Survey Costs	\$ _____	_____ %
4. Environmental Site Assessment and NEPA Costs	\$ _____	_____ %
5. Title and Escrow Fees	\$ _____	_____ %
6. Recording Fees	\$ _____	_____ %
7. Pro-rata Share of any pre-paid property taxes or assessments	\$ _____	_____ %
8. Other Miscellaneous Closing Costs	\$ _____	_____ %
9. Penalty Costs and Other Charges for prepayment of any pre-existing recorded mortgage, deed of trusts or other security instrument that encumbers the real property	\$ _____	_____ %
10. Relocation Payments to Eligible Tenants	\$ _____	_____ %
11. Balance of 10% Contingency Reserve	\$ _____	_____ %
TOTAL*:	\$ _____	_____ %

*Total dollar percentage may be as much as 110% of amount approved by Secretary due to the allowed 10% contingency figure. Updated information on costs and likely purchase price may result in a total amount that is lower than the amount approved by the Secretary and a percent less than 100%.

COMMENTS: _____

